

PLANNING COMMISSION REPORT



MEETING DATE: May 25, 2005

ITEM NO. _____ GOAL: Coordinate Planning to Balance Infrastructure

SUBJECT Lone Mountain Estates Abandonment - 1-AB-2005

REQUEST Request to consider the following:

1. Abandon 40 feet of right-of-way of Becker Drive and 79th Place within the Lone Mountain Estates subdivision.

Related Policies, References:

66-PP-1994 approved the Lone Mountain Estates subdivision, which was recorded in 1995.

OWNER/APPLICANT CONTACT Michael D & Carol A Silverberg
480-390-9651

LOCATION North of Dixileta Drive at 79th Place, within the Lone Mountain Estates subdivision.

BACKGROUND

Background.

The subject 40-foot right-of-way was dedicated with the recordation of the Lone Mountain Estates final plat on March 22, 1995. This is shown in the Maricopa County Recorder's Book 393 Page 40.

The platted lots range in size from 79,865 square feet to 30,120 square feet. Natural area open space is contained on the lots. A 25-foot Scenic Corridor, 1-foot vehicular non-access easement, 8-foot public utility easement, and 15-foot drainage and public trail easement are shown on the lots along Dixileta Drive.

Zoning.

The site is zoned R1-43 (Single-family Residential) ESL (Environmentally Sensitive Lands) Districts. The R1-43 zoning allows single-family residential lots of 43,000 square feet or greater. The ESL district encourages preservation of environmental features such as the desert plants, open space, and view corridors; offers the ability to develop smaller lot sizes where these natural features are protected; and dedication of Natural Area Open Space.

Context.

North and West.

The Las Piedras subdivision is located to the north and west. The lots in Las Piedras adjacent to Lone Mountain Estates are developed with single-family residences. No streets within the Las Piedras subdivision connect to streets in the Lone Mountain Estates subdivision. Along the north side of Dixileta Drive a trail easement has been established along the Las Piedras subdivision. That



trail easement matches the established trail easement in the Lone Mountain Estates subdivision. No easements are proposed to change as a result of this abandonment, and the trail easements will remain as already established.

East.

To the east is the Sincuidados Unit 3 subdivision. This subdivision has lots that are still unimproved but many lots are developed with single-family residences. None of the streets in Lone Mountain Estates connect to streets in Sincuidados. There is a trail, drainage, vehicular non-access, and natural area open space easement along Dixileta Drive, and these generally match the Lone Mountain Estates easement alignments. No easements are proposed to change as a result of this abandonment, and the trail easements will remain as already established.

South.

To the south of Dixileta Drive are properties improved with residences, horse facilities, and as yet unimproved properties. The street network from this area does not connect to the Lone Mountain Estates streets.

APPLICANT'S PROPOSAL

Goal/Purpose of Request.

This request is to abandon the existing 40-foot public right-of-way of Baker Drive and 79th Place within the Lone Mountain Subdivision and replace that public right-of-way with a private, gated street. Additional private street is needed along the private street at the gate entry in order to accommodate all of the necessary gate improvements and to meet City safety standards for access. Because this proposal affects a recorded plat, the applicant must accomplish the following:

1. Abandonment of the public right-of-way (case no. 1-AB-2005) with Planning Commission recommendation to City Council.
2. Replat of the subdivision to establish the private street (plan check no. 1770-04-2) with City Council approval. The City will reserve easements with the replat for emergency, utility, and drainage access. The trail, scenic corridor, utility, drainage, and vehicular non-access easements along Dixileta Drive will also be reserved with the replat.
3. Development Review Board approval of the gate/entry feature (case no. 18-DR-2005) with Development Review Board approval.

Key Issues.

CITY IMPACT:

Both Baker Drive and 79th Place are internal subdivision streets at this location. These streets provide access to 8 lots within the Lone Mountain Estates subdivision. There are no planned or potential street connections to future development from these streets. The proposed replat will establish private street access to the lots within the subdivision, as well as all needed utility, open space, trails, and other easements.

NEIGHBORHOOD IMPACT:

There is no impact on the surrounding properties or street network. No letters or phone calls have been received from any interested parties.

PROPERTY OWNER IMPACT:

The property owner will continue to have access to Dixileta Drive. This

proposal changes that access from a public to a private street type.

IMPACT ANALYSIS

Departmental Responses.

City Department/Division participants concur with this abandonment request. See Department Issues Checklist (Attachment #1).

Street Network/Traffic.

The subject streets are not part of any City streets plan, and are not access routes that provide connections to / from various neighborhoods. The subject streets serve only 8 lots in one subdivision. Access to these subdivision lots will be provided through a private street that will be established in place of the public right-of-way through the replat process.

Open space, scenic corridors.

This proposal does not modify or influence the existing natural area open space or scenic corridor dedications.

Policy Implications.

The policy question for this case is:

Should the existing public right-of-way be replaced with a private street?

Many subdivisions throughout Scottsdale are gated with private streets and some subdivisions are not gated. The result of private streets is that the residential property owners generally feel an enhanced sense of security, exclusivity, and privacy. In addition, the subdivision property owners are responsible for the maintenance of the private street while the City is not.

STAFF

RECOMMENDATION

Recommended Approach:

Staff recommends approval.

RESPONSIBLE

DEPT(S)

STAFF CONTACT(S)

Planning and Development Services Department

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APPROVED BY


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ATTACHMENTS

1. Departmental Checklist
2. Context Aerial
3. Detail Aerial
4. Right-of-Ways and Easements
5. Area Trails Plan
6. City Notification Map

CASE 1-AB-2005

Department Issues Checklist

Transportation

☒ Support

Trails

☒ Support

Adjacent Property Owner Notification

☒ No objection or support correspondence has been received.

Public Utilities

☒ Support with continued provision of utility easements that may be relocated per the replat documentation.

Emergency/Municipal Services

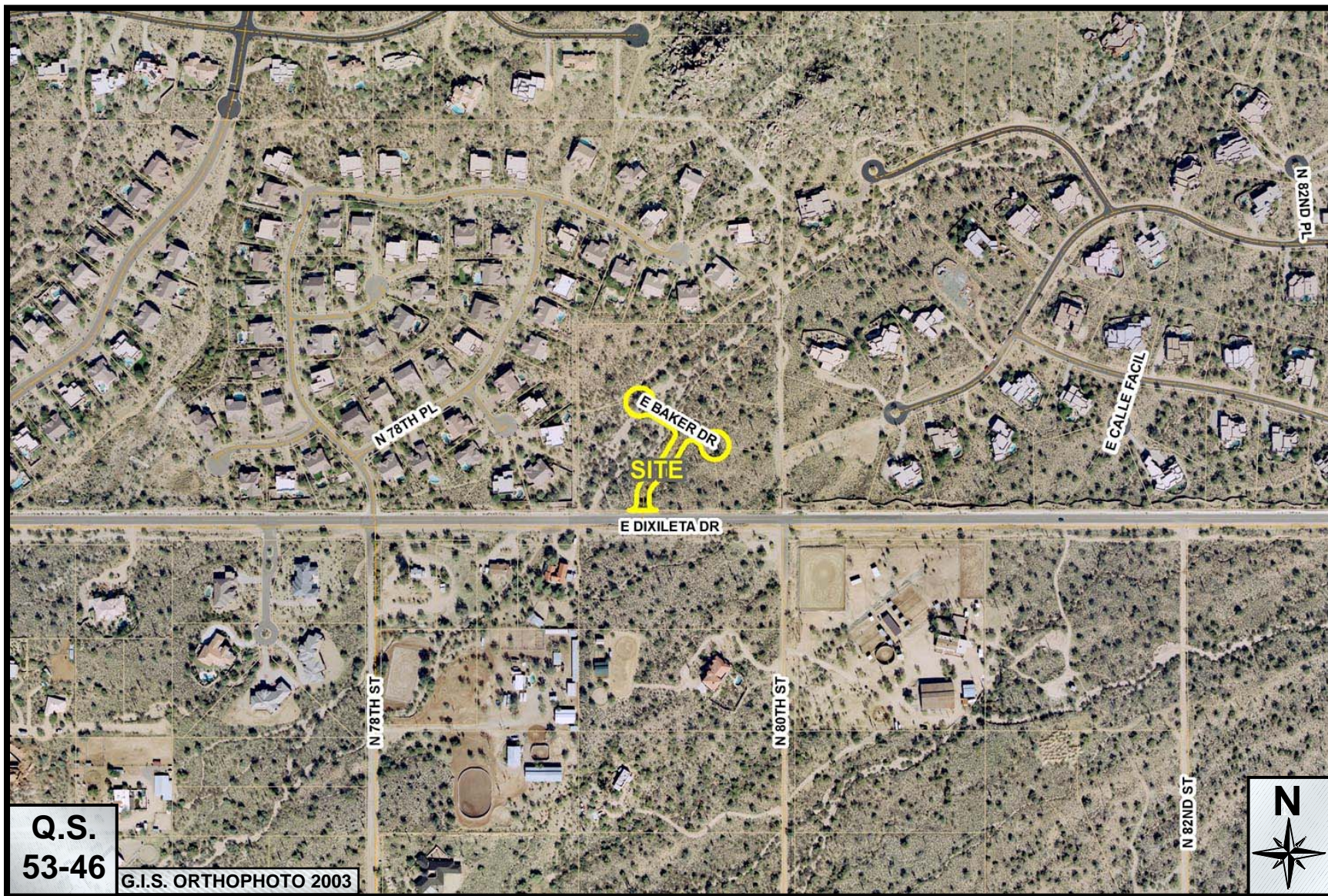
☒ Support provided that the gate is designed with adequate width and turning radii for fire access.

Water/Sewer Services

☒ Support

Drainage

☒ Support



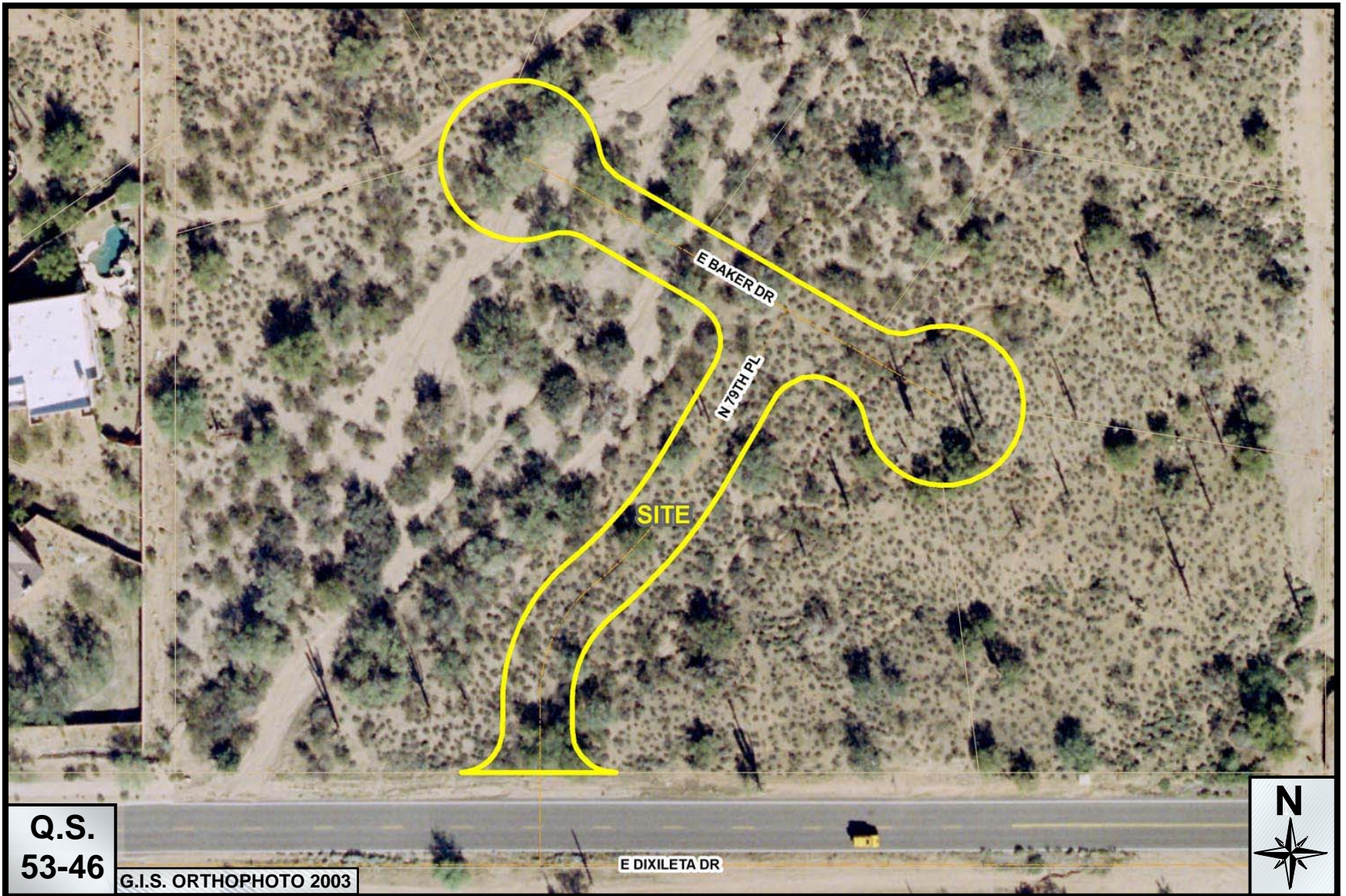
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G.I.S. ORTHOPHOTO 2003

Lone Mountain Estates

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ATTACHMENT #2



Lone Mountain Estates

1-AB-2005

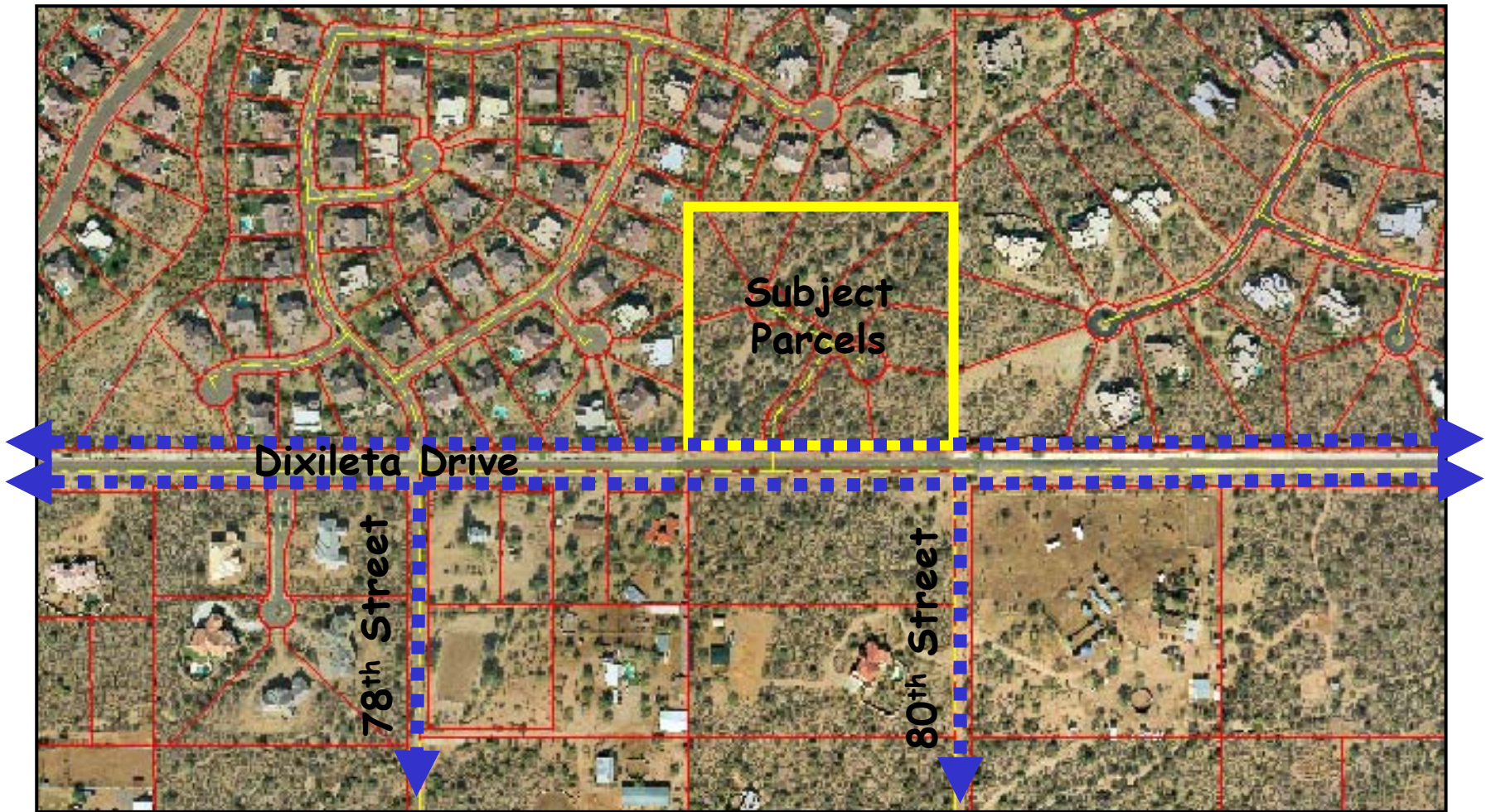
ATTACHMENT #3

Lone Mountain Estates

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R.O.W. & Easements

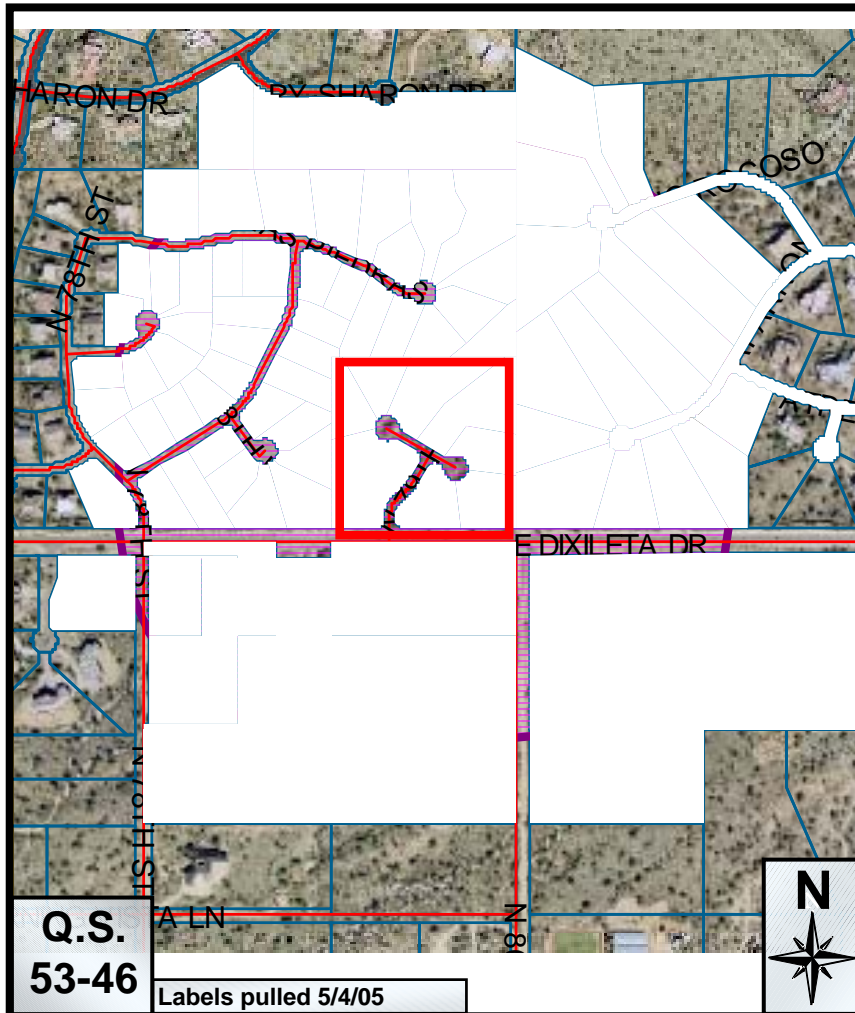
Public Trails in the area of 80th St. and Dixileta



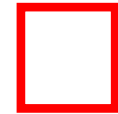
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ATTACHMENT #5

City Notifications – Mailing List Selection Map



Map Legend:



Site Boundary



Properties within 750-feet

Additional Notifications:

- Interested Parties
- Desert Property Owners Association
- Friends of the Scenic Drive
- Las Piedras Homeowners Association
- Lone Mountain Vista
- Sincuidados

**Lone Mountain Estates
Abandonment**

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ATTACHMENT #6